



Tamworth Road,  
Long Eaton, Nottingham  
NG10 1BD

**£149,500 Leasehold**



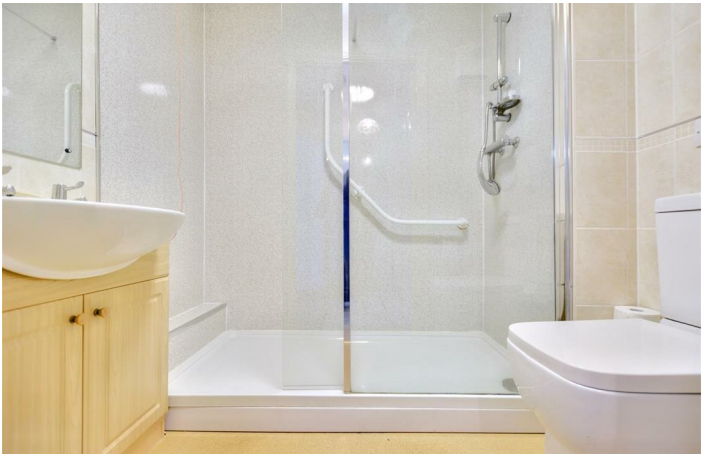


A FRESHLY REDECORATED GROUND FLOOR ONE BEDROOM APARTMENT WITH NEW CARPETS THROUGHOUT, BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Brooklands Court retirement complex is a most prestigious development situated close to local amenities and transport links that Long Eaton and the surrounding areas have to offer. This particular apartment is located on the ground floor which makes it easily accessible. The property is being sold with the benefit of no upward chain and for all that is included to be appreciated, we strongly recommend that interested parties do take a full inspection where upon they will be able to see the size and quality of the accommodation on offer and can also visit the communal areas which includes a communal residents lounge, laundry facility and a place to store a mobility scooter. One of the advantages of Brooklands Court is that there is a residents manager who is based at the development and on site for several hours a day during the week and there is also the emergency pull cord system in the apartment.

The freshly redecorated and newly carpeted apartment briefly comprises a spacious entrance hall with a large storage cupboard, lounge with double doors onto the rear garden, kitchen with integrated appliances, bedroom with built-in wardrobes and a showeroom. Brooklands Court also offers a range of facilities and communal areas including a guest suite and laundry room. Outside there is parking and communal gardens.

The development is only a few minutes walk away from the centre of Long Eaton and is therefore close to the Asda and Tesco superstores and many other local amenities and facilities, there are healthcare and sports facilities which include the well regarded Clifford Gym in the centre of Long Eaton and the West Park Leisure Centre which also has a swimming pool and adjoining playing fields. Long Eaton is well placed for easy access to many transport facilities which includes J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway station and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

7'4 x 6'2 approx (2.24m x 1.88m approx)

Door to the apartment, ceiling light, electric heater, new carpeting, new intercom system, doors to the lounge/diner, bathroom and bedroom. Large storage cupboard housing the boiler.

### Lounge/Diner

10'8 x 23'5 approx (3.25m x 7.14m approx)

UPVC double glazed French doors to the rear, UPVC double glazed window to the side, new carpeting, two ceiling lights, electric heater, electric fireplace with surround, TV and telephone points with Sky plus point, raised electric power points and double doors to:

### Kitchen

7'4 x 7'6 approx (2.24m x 2.29m approx)

UPVC double glazed window to the rear, ceiling light, vinyl tiled floor, wall, base and drawer units to three walls with marble effect work surfaces, stainless steel inset sink and drainer, mono lever tap, eye level oven with ceramic four ring electric hob, cooker hood and integral fridge and freezer, tiled splashbacks and a wine rack.

### Bedroom

8'7 x 15' approx (2.62m x 4.57m approx)

UPVC double glazed window to the rear, electric heater, TV and telephone points, ceiling light, built-in mirrored wardrobes and new carpet.

### Shower Room

5'6 x 6'9 approx (1.68m x 2.06m approx)

Ceiling light, large towel radiator, extractor fan, large walk-in shower with hand rails, mains fed shower, wash hand basin with vanity cupboard below, emergency pull cord, shaving point, vanity unit, electric heater and low flush w.c.

### Directions

Proceed out of Long Eaton along Tamworth Road and the development can be found on the right hand side after passing the library.

### Council Tax

Erewash Borough Council Band A

### Service Charges

Service Charges - • Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £2,671.71 per annum (for financial year end 28 February 2025).

Lease Information - Lease Length - 125 years from 2009

Ground Rent: £763

Ground Rent review: Jan-24

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 70mbps

Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

### Agents Notes

The property is leasehold with a 125 year lease which commenced 1.1.09.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.